

TO: DEVELOPMENT REVIEW BOARD
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 9-MS-2003
REQUEST: Approve new retail Master Sign Program
PROJECT NAME: Northsight Crossing
LOCATION: 15005 N Northsight Bl

DATE: November 6, 2003

DEVELOPER/OWNER: NAC Development Co.
ARCHITECT/DESIGNER: Perlman Architects
ENGINEER: Perlman Architects
APPLICANT/COORDINATOR: Guerrero-Lindsey Sign Co/Michael Paddison
531 W Main St
Mesa, AZ 85201
480-964-2404

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

1. Any addition, change or modification to this master sign program requires Development Review Board approval
2. No portable signs of any type permitted.
3. All signs require final sign plan review and approval.

PUBLIC COMMENTS: No public comments have been received to date regarding signage for this application.

REQUEST: Approval of a new master sign program including freestanding and building wall signs.

LOCATION & ZONING: The subject property is located at the northeast corner of Raintree Drive and Northsight Boulevard. The property is zoned Central Business District (C-2).

HISTORY: The Development Review Board approved this project on 2/6/2003.

DISCUSSION: The request is to establish a Master Sign program for a new 13-acre retail development. Northsight Crossing will consist of one (1) main retail building, a detached inline retail building and four (4) additional pad locations that will be developed in the future. Signage guidelines will be established that reflect the character of this development, and to define the size, type, color and location for the project as well as tenant identification signs. Project identification signage will be limited to two (2) freestanding tower signs, one will be located at the main entrance on Northsight Blvd with the other sign being located at the Raintree Drive entrance. The tower signs will consist of a cultured stone finish sign base supporting a stucco textured sign body. The three (3) routed sign panels that will be attached to the sign for use by the tenants located within

Northsight Crossing will be backed by acrylic so that only the tenant names will illuminate. In addition, a set of Northsight Crossing white halo illuminated letters will be attached to the tower sign. The signs will not exceed 25 feet in height with overall sign area limited to 120 square feet. The materials selected for the tower sign shall be consistent with the color and material palette that has been previously approved for the project.

Tenant identification signs will be metal illuminated channel letters in the tenants corporate color and logo style. All tenant signage will be centered horizontally and vertically on the building wall and the letters will not exceed 36 inches in height for two (2) lines of copy.

Curtis Kozall
Project Coordination Manager
480-312-7000

ATTACHMENTS: #1-Project Narrative
 #2-Aerial
 #3-Site Plan
 #4-Perspectives/Requirements
 #5-Elevations/Details



Scottsdale PROJECT NARRATIVE



9-MS-2003

9-25-03

-PA- 03

Case #

Project Name NORTHSIGHT CROSSING

Location 8680 E RAINTREE

Applicant M. PADDISON /
Gustavo Lindsey Srn

- ☐ Rezoning ☐ Other
- ☐ Use Permit
- ☐ Development Review
- ☐ Master Sign Programs
- ☐ Variance

SITE DETAILS

Proposed/Existing Zoning: C2

Use: POD

Parcel Size: 13.22

☐ Gross Floor Area ☐ Total Units:

☐ Floor Area Ratio ☐ Density:

Parking Required:

Parking Provided:

Of Buildings: 3

Height:

Setbacks: N- S-

E- W-

In the following space, please describe the project or the request

it is with respect that I submit the following regarding the project goals and objectives for the Northsight Crossing Center at 8680 E Raintree this parcel will be utilized for retail suites and anchored by Golds Gym. the proposed signage will be designed with the surrounding architecture and landscaping as a model. the proposed artwork has been designed utilizing information obtained from the following website:

<http://www.scottsdaleaz.gov/design/sensitive-design/default>

There are ~~three~~ (3) main arterial roads with two (3) ingress and egress points; one on Raintree and two on Northsight. this application is for one (1) sign at the Raintree entrance and one (1) at the Northsight entrance



ATTACHMENT #2



OVERALL SITE PLAN

NOTE: SEE SHEETS A-1 & A-2 FOR ENLARGED SITE PLANS

SCALE: 1" = 50'-0"

SITE INFORMATION

APN NUMBER: 580-PA-2002
ZONING: C-2 COMMERCIAL
SITE AREA: 13.22 ACRES (575,863 S.F.)
JURISDICTION: CITY OF SCOTTSDALE

BUILDING AREAS:
RETAIL: 23,383 S.F.
IN-LINE: 48,489 S.F.
HEALTH CLUB: 29,573 S.F.
TOTAL BUILDING AREAS: 101,445 S.F.

PARKING DATA:
PARKING REQUIREMENTS (PER JURISDICTION):
RETAIL: 23,383 / 250 = 94 STALLS
IN-LINE: 48,489 / 250 = 194 STALLS

HEALTH CLUB: 29,573 / 250 = 119 STALLS

TOTAL PARKING REQUIRED: 407 STALLS
TOTAL PARKING PROVIDED:
② 9' WIDE STALLS 525 STALLS
HANDICAP STALLS (4% OF TOTAL) 26 STALLS
TOTAL PARKING 551 STALLS

NOTE:
SEE CIVIL DWGS FOR ALL SITE GRADING
AND DRAINAGE

GENERAL NOTES:

- HANDICAP PARKING SPACES:
1. SINGLE SPACE - 14'-0" WIDE MINIMUM, WITH 9'-0" WIDE PARKING SPACE AND 5'-0" WIDE ACCESS ISLE.
2. DOUBLE SPACE - 28'-0" WIDE MINIMUM, WITH TWO 9'-0" WIDE PARKING SPACES AND 5'-0" WIDE ACCESS ISLE.
3. VAN SPACE - 17'-0" WIDE MINIMUM, WITH 9'-0" WIDE PARKING SPACE AND 5'-0" WIDE ACCESS ISLE.
4. SLOPE - SLOPE OF SPACE SHALL NOT EXCEED 1:50.
5. PARKING SPACES ARE CONSIDERED PART OF THE ACCESSIBLE ROUTE OF TRAVEL. EACH SPACE SHALL HAVE A SIGN SHOWING THE SYMBOL FOR ACCESSIBILITY LOCATED SO THAT A PARKED VEHICLE DOES NOT OBSCURE IT.
- ACCESSIBLE ROUTE:
WIDTH - MINIMUM WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 56".
SLOPE - ACCESSIBLE ROUTE SHALL BE A MAXIMUM SLOPE OF 1:50.
NOTE: AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:50 IS CONSIDERED A RAMP.
- CURB RAMP:
LOCATION - PREVENT AN ACCESSIBLE PATH OF TRAVEL CROSSING A RAISED CURB.
SLOPE - MAXIMUM SLOPE OF ADJACENT SURFACES IS 1:50.
SLOPE OF CURB IS A MAXIMUM OF 1:2.
SIDES - WHERE PEDESTRIANS WALK ACROSS RAMP, OR IF NOT PROTECTED BY HANDRAILS OR GUARDRAILS, FLARED SIDES WITH A MAXIMUM SLOPE OF 1:10 ARE NECESSARY. WHERE THERE IS NO PEDESTRIAN CROSS TRAFFIC, RETURNED CURBS MAY BE USED.
WIDTH - 84" MINIMUM WIDE, EXCLUSIVE OF FLARED SIDES.

NORTHSIGHT CROSSING
8680 E. RAIN TREE DR.
SCOTTSDALE, ARIZONA
NAC DEVELOPMENT, CO.
3753 HOWARD HUGHES PARKWAY, #200
LAS VEGAS, NEVADA 89109

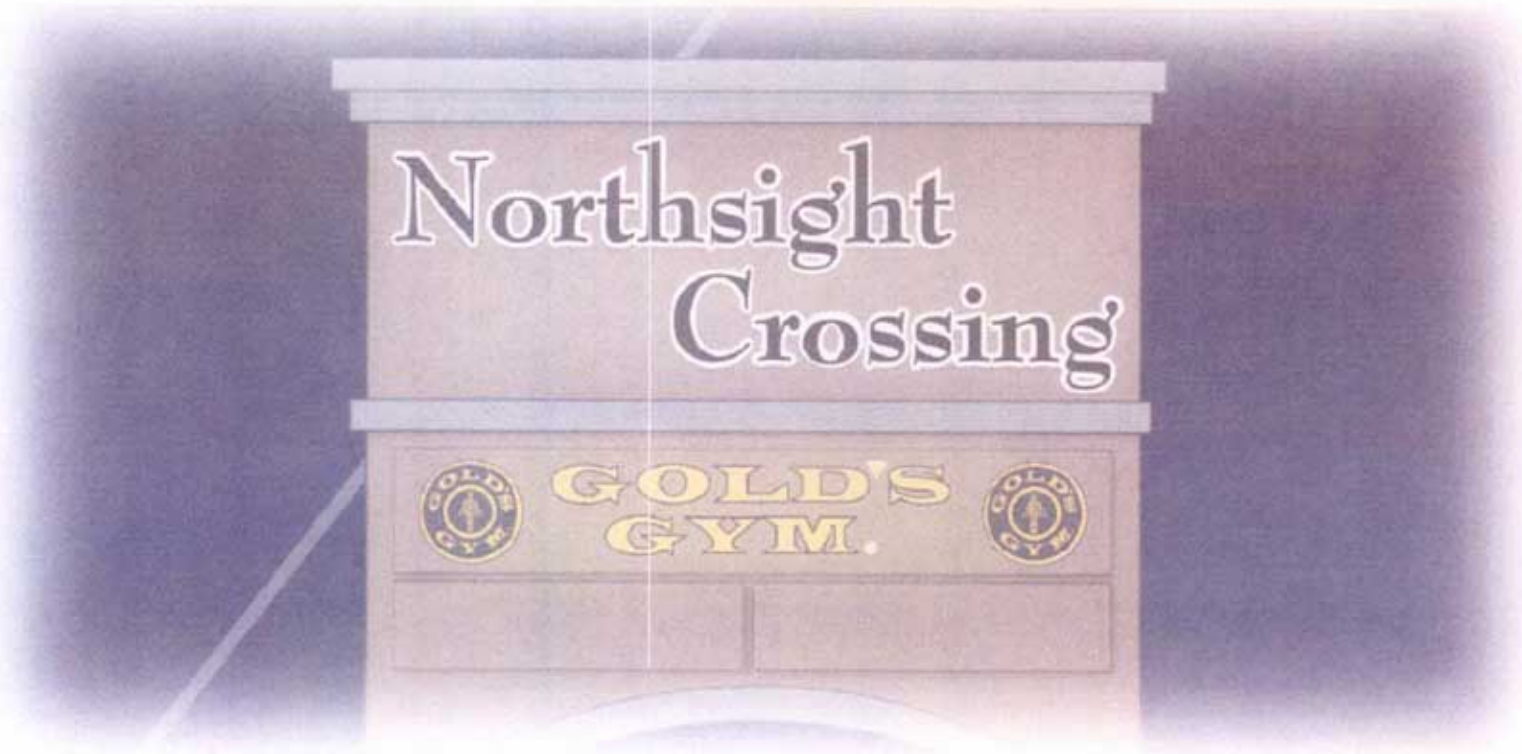
Drawn By/Checked By
BM /
Date
May 8, 2003
Project Number
102226
Sheet Number

A-1.0

102226
Northright Crossing
Perلمان
ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax
Said
MAY 08 2003
PERMIT SET

A SIGN CRITERIA FOR :

NAC Development Company



NEC Northsight and Raintree in Scottsdale

Prepared by:

Main St. Mesa, AZ. 85201 *Serving Arizona Since 1918*

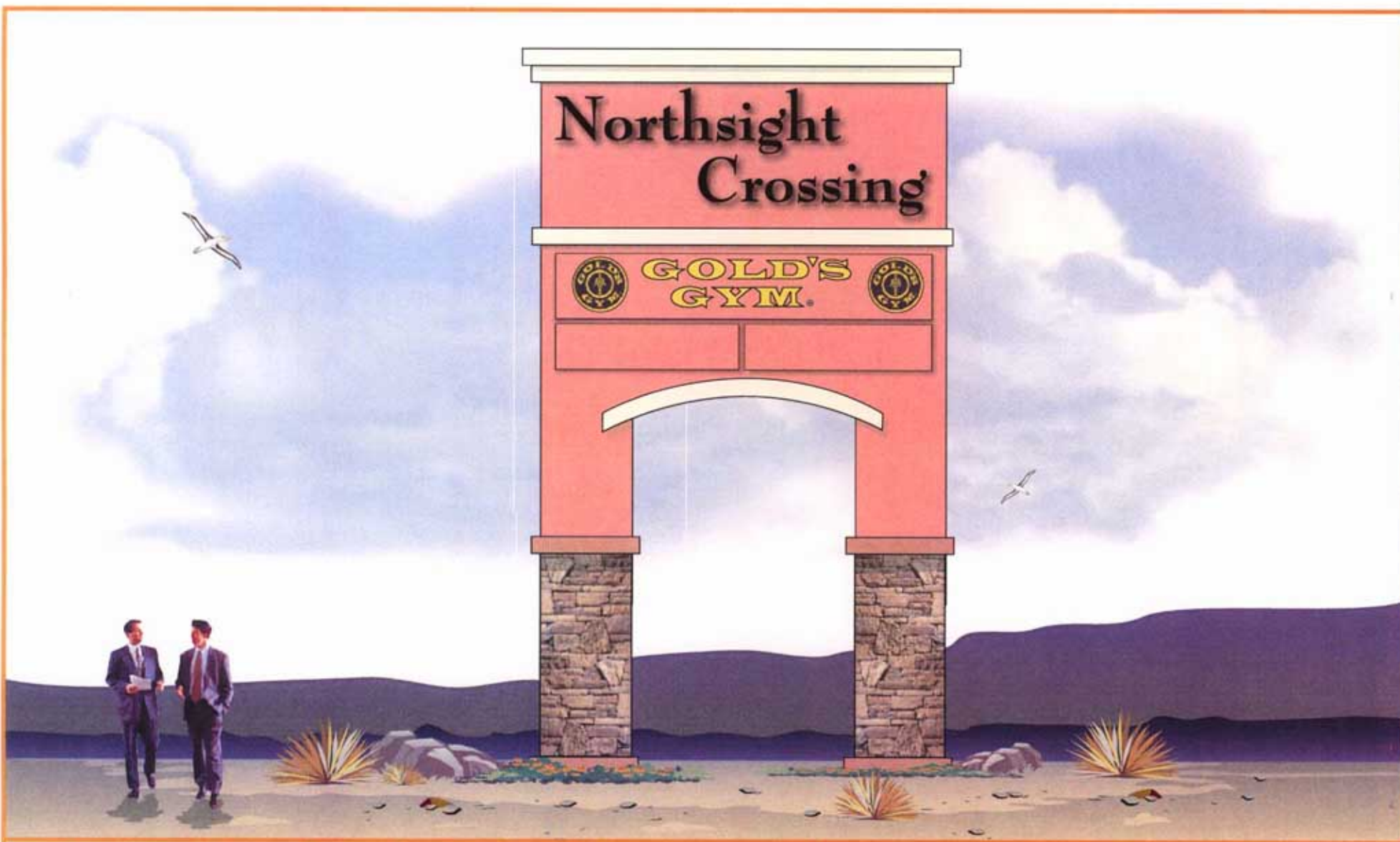
SINCE 1918
GUERRERO-LINDSEY
SIGN COMPANY, INC.

Phone: 480 964-2404



Fax: 480 964-2408

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Northsight
Crossing



GOLD'S
GYM.



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Shop Requirements City of Scottsdale

TENANT SHALL SUBMIT TWO (2) COPIES OF SHOP DRAWINGS WITH SPECIFICATIONS FOR APPROVAL.

SHOP DRAWINGS WILL BE STAMPED EITHER "APPROVED" OR REVISE AND RESUBMIT" AND RETURNED.

REVISE AND RESUBMIT DRAWINGS WILL BE RETURNED TO APPLICANT WITH COMMENTS. THESE DRAWINGS SHALL BE REVISED BY APPLICANT AND RESUBMITTED TO LANDLORD FOR ITS APPROVAL.

UPON RECEIPT OF LANDLORD APPROVAL, APPLICANT SHALL PROCEED WITH CITY OF SCOTTSDALE PERMITTING PROCESS. SUBSEQUENT TO CITY APPROVAL TENANT MAY PROCEED WITH INSTALLATION.

NO SIGNS, ADVERTISEMENTS, NOTICES OR OTHER LETTERING SHALL BE EXHIBITED, INSCRIBED, PAINTED OR AFFIXED ON ANY PART OF A SIGN EXCEPT LETTERING THAT HAS RECEIVED PRIOR WRITTEN APPROVAL OF DEVELOPER/LANDLORD. (MUST COMPLY WITH CITY OF SCOTTSDALE SIGN ORDINANCE)

TENANT SHALL OBTAIN ALL PERMITS FOR ITS EXTERIOR SIGN AND ITS INSTALLATION. TENANT SHALL BE RESPONSIBLE FOR THE ADHERENCE TO ALL REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF SCOTTSDALE.

TENANT SHALL HAVE THE RESPONSIBILITY FOR COMPLIANCE WITH APPLICABLE INSTALL REGULATIONS.

THE LANDLORD'S APPROVAL OF APPLICANTS PLANS, SPECIFICATIONS, CALCULATIONS, OR WORK SHALL NOT CONSTITUTE AN IMPLICATION, REPRESENTATION, OR CERTIFICATION BY LANDLORD THAT SAID APPLICATION IS IN COMPLIANCE WITH APPLICABLE STATUTES, CODES, ORDINANCES OR REGULATIONS.

ALL SIGNAGE IS SUBJECT TO THE CITY OF SCOTTSDALE AND THIS MASTER SIGN EXHIBIT. DEVELOPER/LANDLORD WILL SUPPORT ALL APPLICATIONS FOR SIGNS IN COMPLIANCE WITH THIS EXHIBIT BUT DOES NOT GUARANTEE CITY APPROVAL.

ALL SIGNAGE SHALL BE CONSTRUCTED AND INSTALLED AND REMOVED AT TENANTS EXPENSE.

TENANT AND TENANTS CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE CAUSED BY INSTALLATION OR REMOVAL OF ANY SIGNAGE.

ALL SIGN BOLTS, FASTENING, SLEEVES AND CLIPS SHALL BE OF HOT DIPPED GALVANIZED IRON, STAINLESS STEEL, ALUMINUM, BRASS OR BRONZE. NO BLACK IRON METAL OF ANY TYPE WILL BE PERMITTED.

ANY PENETRATIONS OF BUILDING STRUCTURE REQUIRED FOR SIGN INSTALLATION SHALL BE NEATLY SEALED IN WATER TIGHT CONDITION.

ALL EXPOSED METALS SHALL BE PAINTED TO RENDER THEM INCONSPICUOUS.

NO EXPOSED NEON TUBING, CONDUIT, OR RACEWAYS SHALL BE PERMITTED.

ALL ELECTRICAL SIGNS SHALL BARE THE UNDERWRITERS LABORATORIES INSNIA.

ALL SIGNS SHALL CONFORM TO UNIFORM BUILDING CODE STANDARDS

ALL ELECTRICAL SIGNS SHALL CONFORM TO NATIONAL ELECTRICAL CODE STANDARDS

TENANT SHALL BE LIBEL FOR THE OPERATION OF THEIR SIGN CONTRACTOR

NO PAINTED LETTERING SHALL BE PERMITTED

NO FLASHING, MOVING, ROTATING OR AUDIBLE SIGNS SHALL BE PERMITTED WITH THE EXCEPTION OF DRIVE THRU MENU BOARDS AND SPEAKERS

INDIVIDUAL FREE STANDING SIGNS SHALL NOT BE PERMITTED

STANDARD WHITE COMPUTER CUT COPY MAY BE USED TO DISPLAY HOURS OF OPERATION NOT TO EXCEED 144 SQUARE INCHES IN AREA. ALL WINDOW GRAPHICS ARE SUBJECT TO LANDLORD APPROVAL BEFORE INSTALLATION.

ANY CHANGES TO THE COMPREHENSIVE SIGN PACKAGE SHALL REQUIRE AN AMENDMENT TO THE SIGN PACKAGE WITH THE APPROVAL OF THE DEVELOPER, ANCHOR TENANT AND THE CITY OF SCOTTSDALE.

LETTER HEIGHT FOR TENANTS OTHER THAN ANCHOR ARE 24" MAXIMUM WITH AN OVERALL SIGN HEIGHT NOT TO EXCEED 36" FOR STACKED COPY

TOTAL SIGN AREA NOT TO EXCEED 80% OF THE LINEAR STOREFRONT FOOTAGE

LOGOS AND THEIR APPLICATION ARE SUBJECT TO LANDLORD APPROVAL.

ONE (1) LETTER SET PER STOREFRONT

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SCALE: 1/32" = 1' 0"

ANCHOR TENANT WALL SIGNAGE:

SIGN TYPE:

CONSTRUCTION: ALL SIGNS (LETTERS AND LOGOS) SHALL BE INDIVIDUALLY ILLUMINATED PAN CHANNEL LETTERS WITH ACRYLIC FACES AND TRIM CAPPED EDGES. NO "CAN" OR "CABINETS" SHALL BE ALLOWED.

COLORS:

COLORS ARE NOT LIMITED BUT SUBJECT TO LANDLORD APPROVAL

SIGN AREA:

THE MAXIMUM AGGREGATE SIGN AREA PERMITTED FOR EACH BUSINESS ESTABLISHMENT SHALL BE BASED ON THE LINEAL FOOTAGE OF LEASED STOREFRONT. FOR EACH ONE (1) FOOT OF STOREFRONT, ONE (1) SQUARE FOOT OF SIGNAGE IS ALLOWED NOT TO EXCEED TWELVE SQUARE FEET.

LETTER HEIGHT:

LETTER HEIGHT NOT EXCEED 72"

LOCATIONS:

MAIN IDENTIFICATION SHALL BE CENTERED VERTICALLY AND HORIZONTALLY IN THE ARCHITECTURAL FASCIA NOT EXCEEDING THE 72" SIGN ENVELOPE

MODIFIERS:

ANCHOR SHALL BE PERMITTED ONE MODIFIER. THE SQUARE FOOTAGE OF SAID MODIFIER SHALL BE COUNTED AGAINST THE TOTAL ALLOWED SQUARE FOOTAGE

TENANT WALL SIGNAGE:

SIGN TYPE:

CONSTRUCTION: ALL SIGNS (LETTERS AND LOGOS) SHALL BE INDIVIDUALLY ILLUMINATED PAN CHANNEL LETTERS WITH ACRYLIC FACES AND TRIM CAPPED EDGES. NO "CAN" OR "CABINETS" SHALL BE ALLOWED.

COLORS:

COLORS ARE NOT LIMITED BUT SUBJECT TO LANDLORD APPROVAL

SIGN AREA:

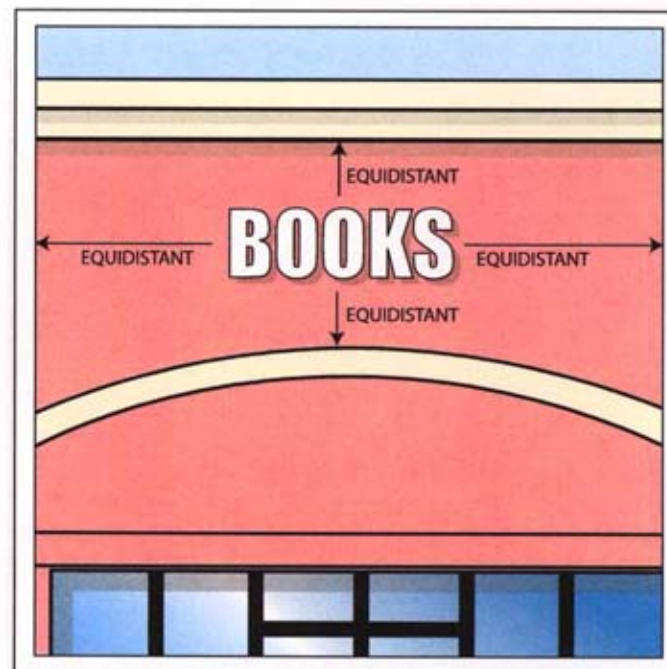
THE MAXIMUM AGGREGATE SIGN AREA PERMITTED FOR EACH BUSINESS ESTABLISHMENT SHALL BE BASED ON THE LINEAL FOOTAGE OF LEASED STOREFRONT. FOR EACH ONE (1) FOOT OF STOREFRONT, ONE (1) SQUARE FOOT OF INDIVIDUAL LETTERS SHALL NOT COVER A PERCENTAGE OF WALL SURFACE GREATER THAN FIFTY (50) PERCENT.

LETTER HEIGHT:

LETTER HEIGHT SHALL NOT EXCEED 24"

LOCATIONS:

MAIN IDENTIFICATION SHALL BE CENTERED VERTICALLY AND HORIZONTALLY IN THE ARCHITECTURAL FASCIA



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WEST ELEVATION:

SCALE: 1/64" = 1' 0"



WEST ELEVATION:

SCALE: 1/16" = 1' 0"



EAST ELEVATION:

SCALE: 1/32" = 1' 0"

ATTACHMENT #5

1001 Main St. Mesa, AZ. 85201 Serving Arizona Since 1918

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Fax: 480 964-2408

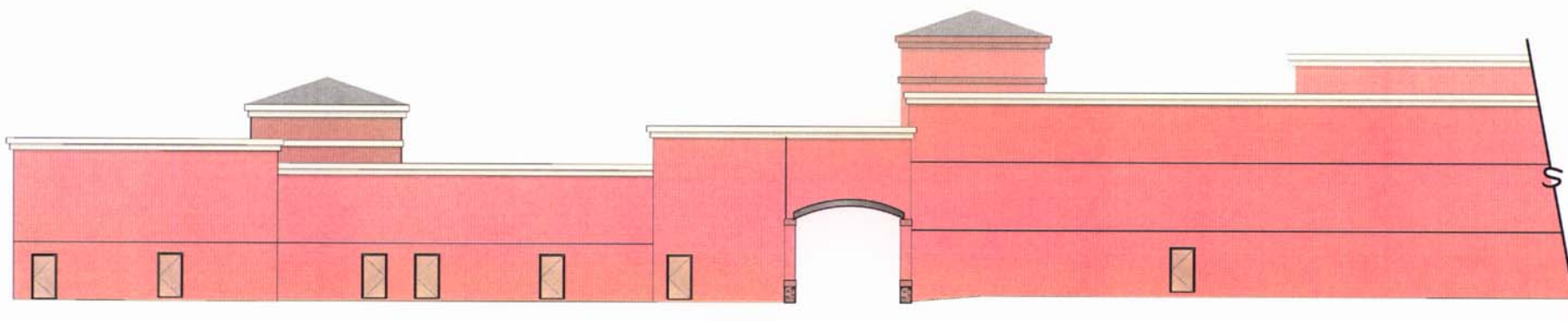
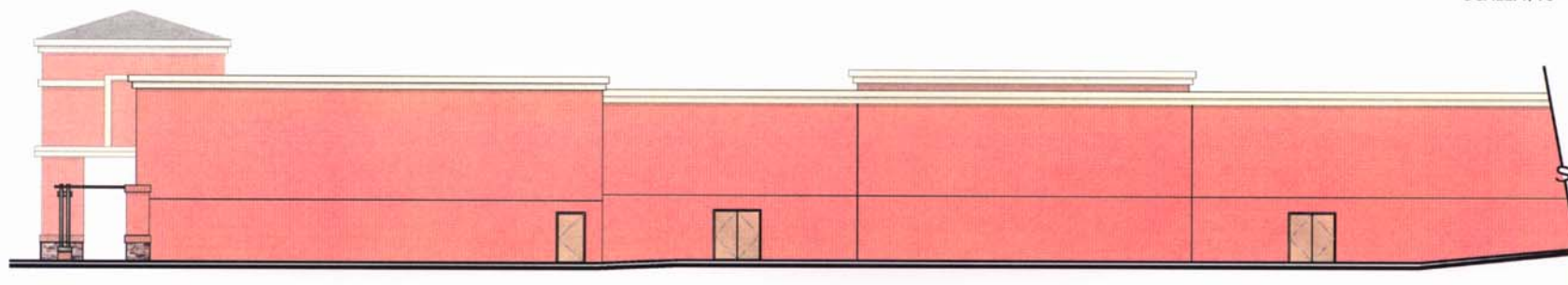
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EAST ELEVATION: NO SIGNAGE

SCALE: 1/64" = 1' 0"

SCALE: 1/16" = 1' 0"



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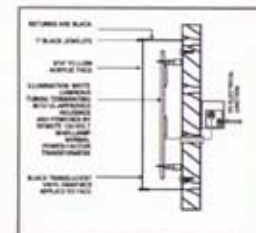
SCALE: NTS



1 PAN CHANNEL ALUMINUM LETTERS INTERNALLY ILLUMINATED
SCALE: 3/8" = 1' 0"

ALUMINUM PAN CHANNEL LETTERS WITH INTERNAL ILLUMINATION. FACES ARE YELLOW ACRYLIC WITH BLACK TRANSLUCENT VINYL GRAPHICS APPLIED TO SURFACE AND FINISHED WITH 1" BLACK JEWELITE. ILLUMINATED WITH WHITE CONTINUOUS LUMINOUS TUBING WITH DOUBLE BACKS, ELECTRO-BITS AND RUBBER BOOTS. POWERED BY 30 ma TRANSFORMERS SECURED IN FIRE SAFE BOXES PER CITY CODE. FLUSH MOUNTED TO EXTERIOR WALL.

14' 0"



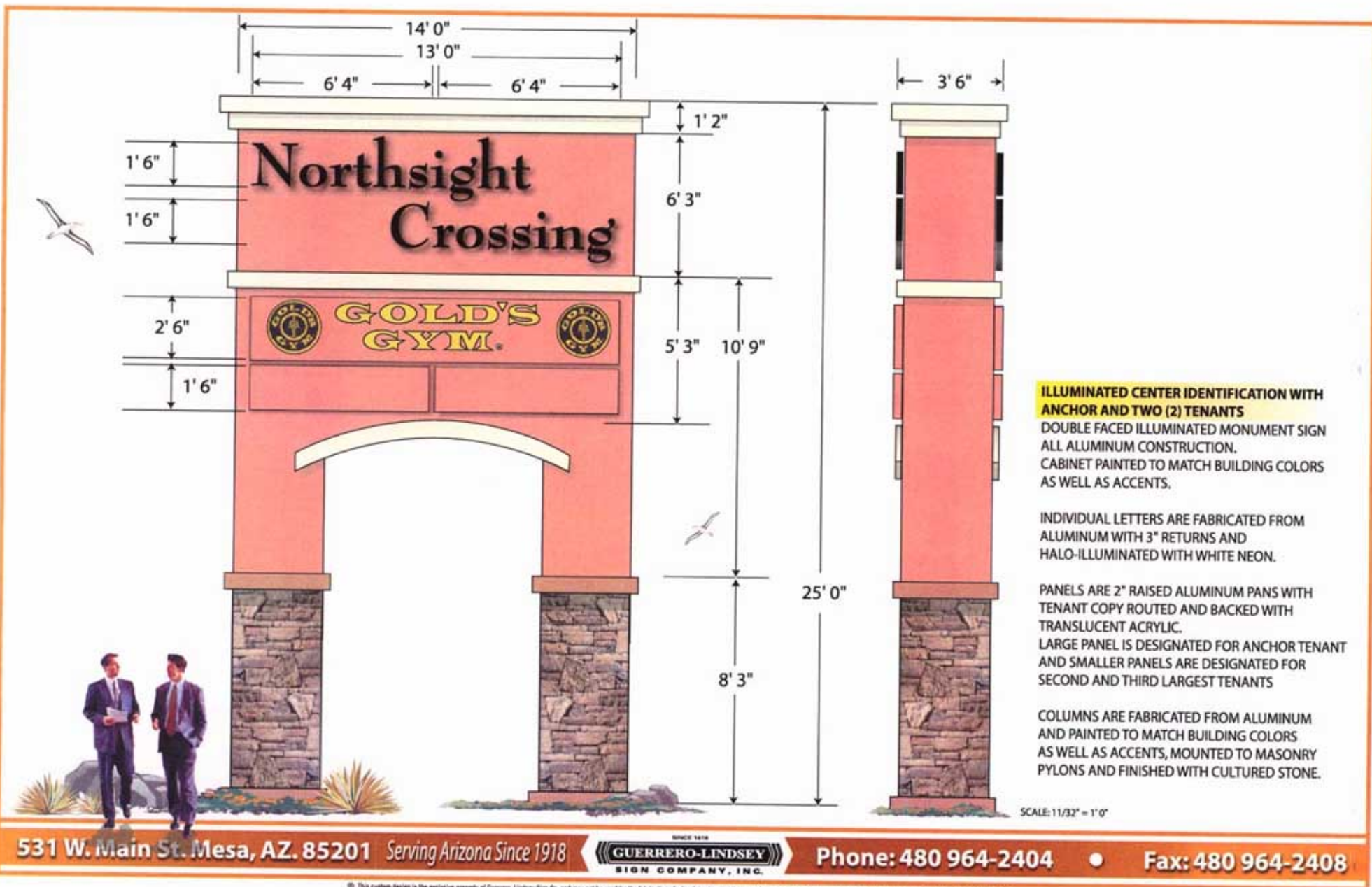
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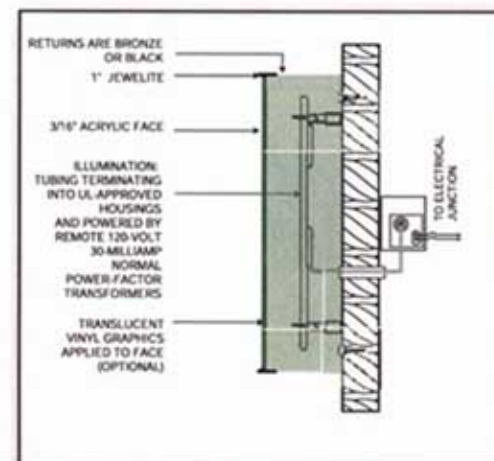
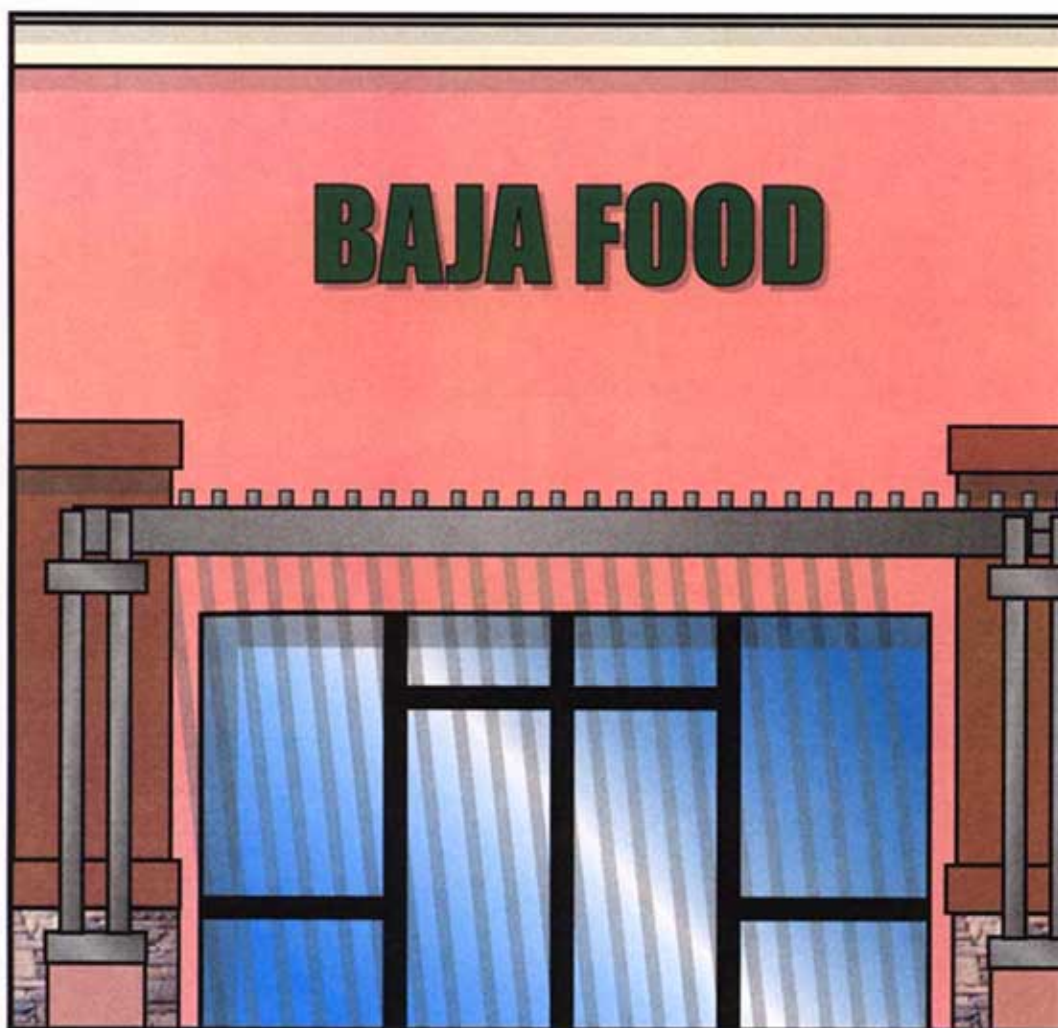
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TYPICAL ILLUMINATED PAN CHANNEL LETTERSET

LETTERS ARE CONSTRUCTED FROM PAINTLOC METAL OR ALUMINUM

LETTERS ARE FINISH COATED INSIDE WHITE

RETURNS ARE STANDARD 5" PAINTED DUNODIC BRONZE OR BLACK

LETTERS ARE INTERNALLY ILLUMINATED WITH 15mm WHITE OR RED NEON AND REMOTELY POWERED BY 30 ma TRANSFORMERS PER CITY CODE

ALL PENETRATIONS ARE 7/8" ELECTROBIT. NO PK HOUSINGS WILL BE ALLOWED

FACES ARE CUTOUT OF 3/16" ACRYLIC. COLORS TO BE CALLED OUT ON ARTWORK PRIOR TO LANLORD APPROVAL AND TRIMMED WITH 1" JEWELITE.

JEWELITE COLOR TO BE CALLED OUT ON ARTWORK PRIOR TO LANLORD APPROVAL

LETTERS ARE TO BE FLUSH MOUNTED TO WALL

NO CLIP MOUNTED LETTERS OR HALO ILLUMINATION WILL BE ALLOWED.

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